



Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642



PLANNING COMMISSION AGENDA
October 6, 2020

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll Call.
3. Consider the agenda.
4. Declare conflicts of interest.
5. Consider the September 11, 2020 Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. That Robinson Housemoving Inc has appealed to the Davison County Planning Commission to recommend granting a variance for side yard setback of +/- 22' from an existing shed resulting in a +/-28' setback from a property line where the minimum is 50' in the Ag District.
8. Consider a Plat of Lift Station Tract 1, a subdivision of Irregular Tract No. 3 in the SW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting Inc.
9. That Chipp Gerlach has appealed to the Davison County Planning Commission to recommend granting a variance for front yard setback of +/- 55' resulting in a setback of +/- 20' from the right of way, where the minimum is 75' in the Agricultural District.
10. Consider a Plat of Lot 2 of Lemke Addition, a subdivision of the west 372' of the SW 1/4, Except Lot H-1; and the west 372' of Lot W, all in the SW 1/4 of Section 27, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Arden & Jeannette Lemke.
11. That Tom Freidel has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the NE 1/4 of the NE 1/4 and the NW 1/4 of NE 1/4 and the S 1/2 of the NE 1/4, all in Section 16, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.
12. That Mark & Barbara Meier have appealed to the Davison County Planning Commission to recommend granting a variance in minimum front yard setback of +/- 25' for an existing residence resulting in a setback of +/- 50' from the right of way, where the minimum is 75' and minimum lot size +/- 19.62 acres for an existing farmstead resulting in +/-5.38 acres where the minimum is 25 acres, all in the Agricultural District.
13. Consider a Plat of Lots 1, 2 & 3 of BAM Addition in the SW 1/4 of Section 21, T 104 N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Mark & Barbara Meier.
14. Consider Tract P, Wild Oak Golf Club Addition in the NW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Roland & Noreen Young.
15. Additional Comments from the Group.
16. Set date and time for next meeting – November 3, 2020 @ 7:00 P.M.
17. Adjournment.

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning



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PLANNING COMMISSION MINUTES
September 11, 2020

1. Chairperson Haines called the meeting to order at 12:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson(telephonically), Kim Weitala, Brenda Bode, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Charles Storm.
 - Guests:
3. Consider the amended agenda.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the amended agenda. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the September 11, 2020 Minutes.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the September 11, 2020 proposed minutes. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
6. Public input for items not on the agenda-none.
7. That Commercial Asphalt has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Ag District.
 - This request is in pursuant to Section 304(14) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as S 1/2 of the NW 1/4 & N 1/2 of the SW 1/4 of Section 3, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent to the neighbors and it was published in the paper with no responses for or against.
 - The applicant was not present to answer questions. Discussion included that they would like to move to a new location, they thought they had a CUP for it already but did not acquire one in 2002. The state has already approved the new location.
 - Commissioner Bainbridge talked with Neil of Commercial Asphalt via phone before the meeting to see what their plan was. Bainbridge stated there are a lot of pits in that area.
 - Commissioner Bode stated she understood there can be a shortage of gravel already but could be some issues with transporting the gravel and wrecking the roads.
 - Commissioner Anderson stated that as long as the applicant continues to pay the state their fee every year he believes that makes it an active pit and the CUP on

the county side would not expire if no material was removed for a period of two years.

- After consideration of the 1106 A-Conditional Uses, a motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
8. Considered a Plat of Lots 2A and 3, of L. Robinson's First Addition, a subdivision of the southerly 936' of the easterly 932.2' of the SE 1/4 of Section 24, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Robinson Housemoving Inc.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. They came in to acquire a building permit on what is now lot 3, but at the time it was described by measurements so a building permit could not be issued. During discussion Mike Robinson stated he wished to build a garage onto his existing house on Lot 2, but would need a variance to do so. So Lot 2 was replatted to Lot 2A so he won't require a variance for the garage addition. Lot 3 has an existing shed on it that will now require a variance due to moving the lot lines. They will take care of that house keeping item on the October 6 agenda. There is an easement on the plat for lot 2A and Lot 1 to use for their driveways
 - Commissioner Bode stated she was happy to see the applicant looking ahead to the future projects and take care of everything at one time.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
- 8A. Consider a Plat of DRJ's First Addition, in the NW 1/4 of Section 12, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Kevin Hagen.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. He selling the 25 plus acres to his step daughter for her to build a house on it. It is over the required 25 acres so a variance is not required and that's why we put this item on the agenda. They have talked to Davison Rural Water and can acquire that. There is an approach on the south end of the proposed parcel that they will extend to the north to share the approach.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
9. Additional Comments from the Group-none.
10. Set date and time for next meeting – October 6, 2020 @ 7:00 P.M.
11. At 12:28 P.M., a motion by Kim Weitala seconded by Steve Thiesse to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Robinson Housemoving Inc
Applicant Address: 40611 247th St, Mitchell, SD 57301
Applicant Email: _____

Application date: 9-8-20
Application deadline: 9-21-20
Contact Phone: 933-0005

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of parcel: 01000-10461-244-10

Legal Description of proposed parcel: Plat of Lot 3 of L. Robinson's First Addition, a subdivision of the southerly 936' of the easterly 932.2' of the SE 1/4 of Section 24, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance for side yard setback of +/- 22' from an existing shed resulting in a +/-28' setback from a property line where the minimum is 50' in the Ag District.

This request is pursuant to Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended, which can be found at <http://www.davisoncounty.org/wp-content/uploads/2014/03/Davison-County-Zoning-Ordinance-1.pdf>

Reason for Request to include hardships: Applicants land was described by measurements so it was platted and new parcel lines created the new variance requirement.

Section of Code Allowing Variance: 308, 1106 B, 1206 B

Fee Collected for Variance (\$100): 9-28-20

Check #: 17204

Receipt #: 7611

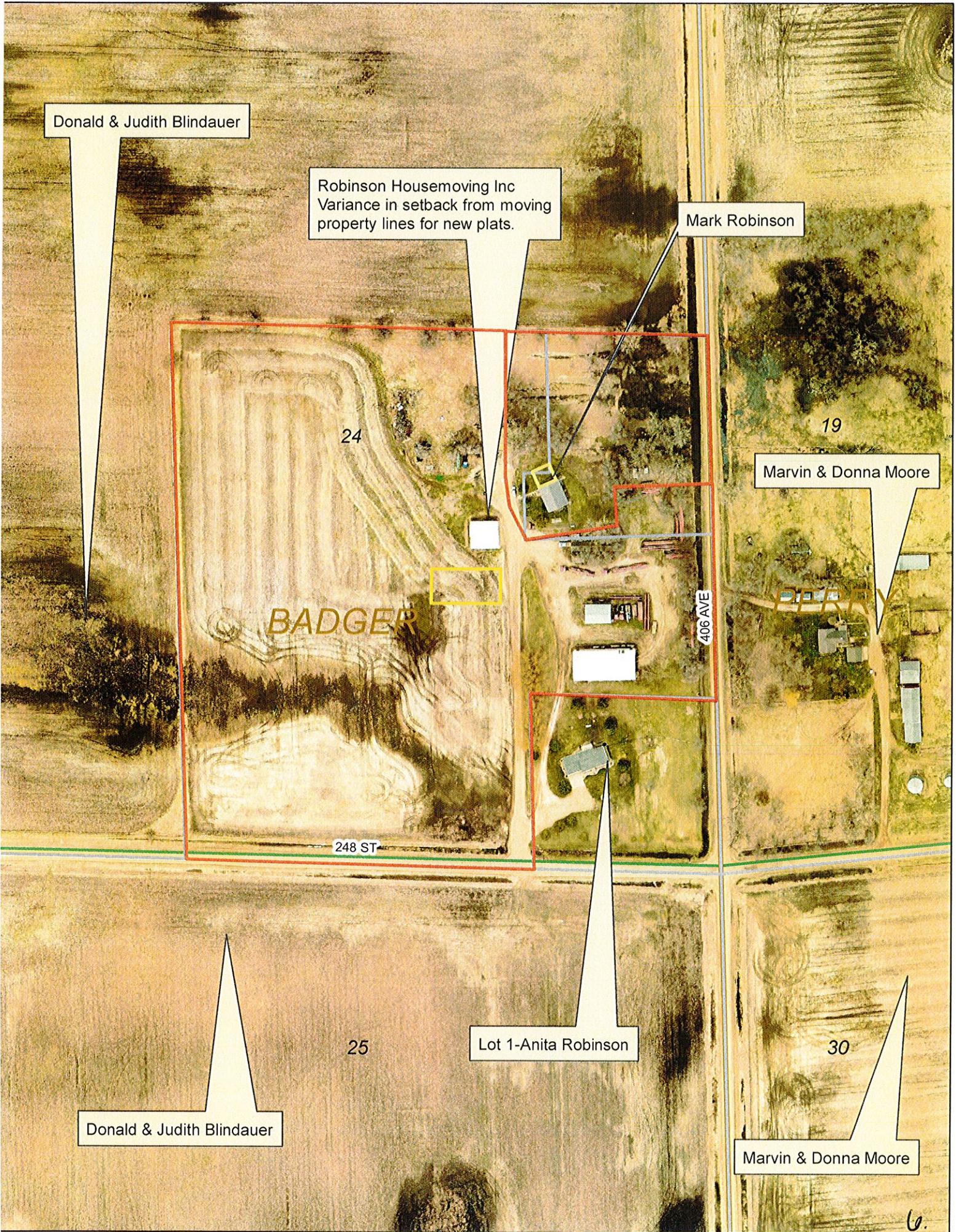
Planning Commission Hearing Date: 10-6-20

Board of Adjustment Hearing Date: 10-13-20

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural, Residential.
- Application Fee

Signatures of Applicant: _____ **Date:** _____



Donald & Judith Blindauer

Robinson Housemoving Inc
Variance in setback from moving
property lines for new plats.

Mark Robinson

24

19

Marvin & Donna Moore

BADGER

406 AVE

248 ST

25

Lot 1-Anita Robinson

30

Donald & Judith Blindauer

Marvin & Donna Moore



CJM Consulting Inc-Plat
Lift Station Tract 1
+/- .08 Acres.

MAUI DR

31

FERRY

DAILY DR

407 AVE

N HARMON DR



1 Inch = 100 Feet

LEGEND

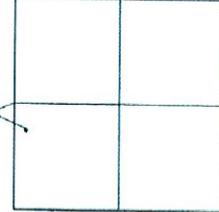
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. RELAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

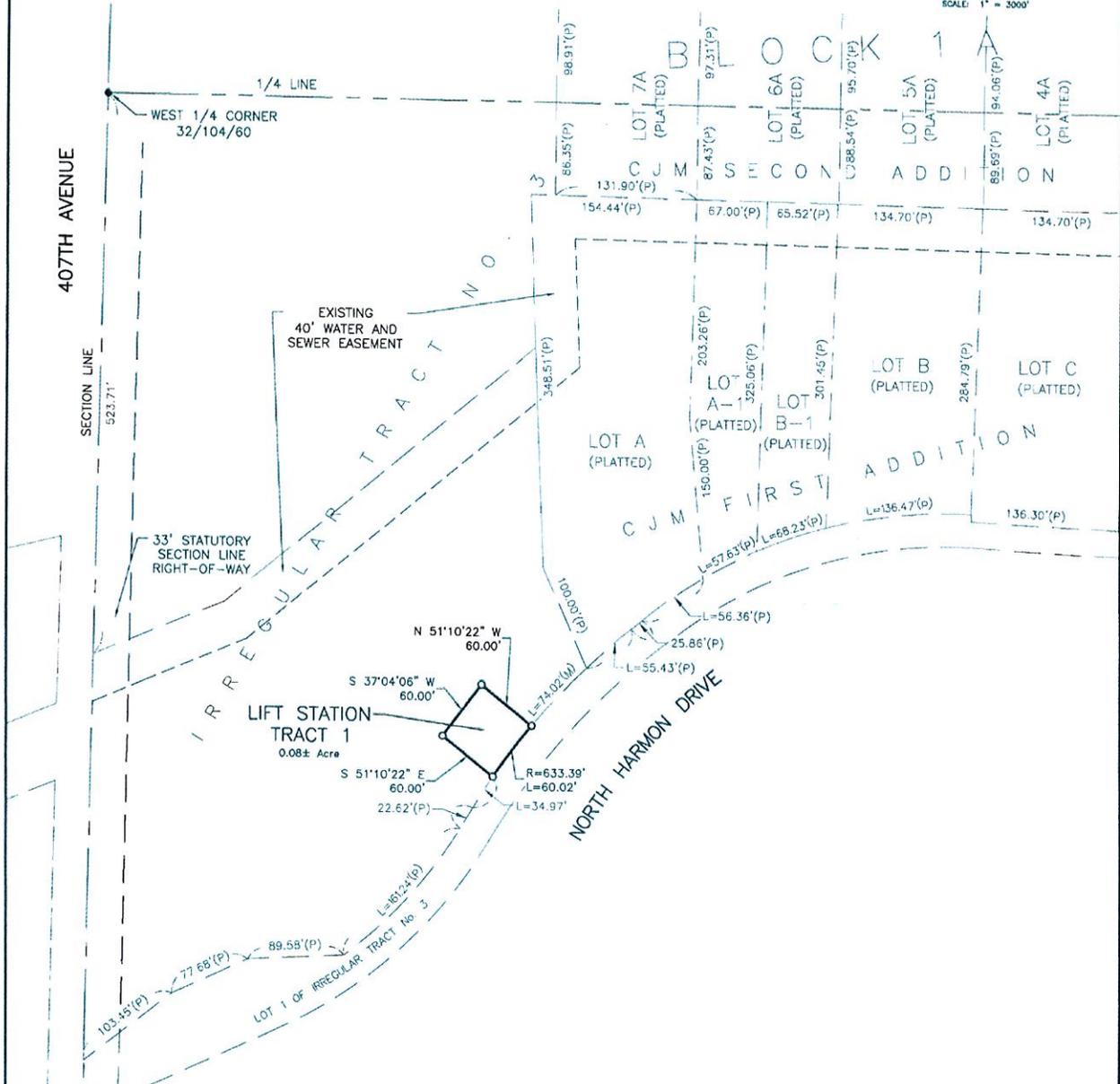
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEDD 12B.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 32, T 104 N, R 60 W



LOCATION MAP SCALE: 1" = 3000'



A PLAT OF LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 3, 2020, survey those parcels of land described as follows: LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2020.

Registered Land Surveyor #SD6702



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lift Station Tract 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists North Harmon Drive. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice Chairperson of the City Planning Commission: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2020; and

WHEREAS, it appears from an examination of the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2020.

Finance Officer/Deputy Finance Officer: _____



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2020, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LIFT STATION TRACT 1, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2020, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Chipp Gerlach

Application date: 9-10-20

Applicant Address: 25767 396th Ave, Mt. Vernon, SD 57363

Application deadline: 9-21-20

Applicant Email: _____

Contact Phone: 770-3901

Owner Name: Same

Owner Address: _____

Owner Contact Phone: _____

Parcel Number of parent parcel: 12093-10262-001-10

Legal Description of proposed parcel: Plat of Lot A of W G Wieczorek's 1st Addition, a subdivision of the W 1/2 of Section 9, T 102 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance in minimum front yard setback of +/- 55' resulting in a setback of +/- 20' from the right of way, where the minimum is 75' in the Agricultural District.

This request is pursuant to Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicants would like to build a shed where the trees were that blew down in a summer storm that were there to help protect his cattle and to move the shed south would create a hardship of moving into to much fill.

Section of Code Allowing Variance: 308, 1106 B, and 1206 B

Fee Collected for Variance (\$100): 9-10-20

Check #: 5282

Receipt #: 7535

Planning Commission Hearing Date: 10-6-20

Board of Adjustment Hearing Date: 10-13-20

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural, Residential
- Application Fee

Signatures of Applicant: _____ **Date:** _____

Craig & Betty Moller

Wallace & Noreen Wieczorek

Wallace & Noreen Wieczorek

Betty Welch

UNION

396 AVE

9

Chip Gerlach (770-3901)
20' vs. the required 75'
Lost trees/windbreak during storm.
Elevation difference to the South makes
it difficult to rotate the building for construction.

Wallace & Noreen Wieczorek

190 E1

190 E2

403 AVE

Grant & Andrea Johnson

27

Arden & Jeannette Lemke
Platting-Land described by measurements.

Fredrick Kobold

BEULAH

Central Electric

+/- 10.46
acres

255 ST

33

34

14.

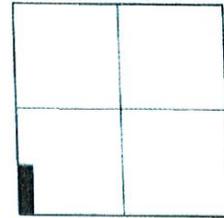
GRAPHIC SCALE



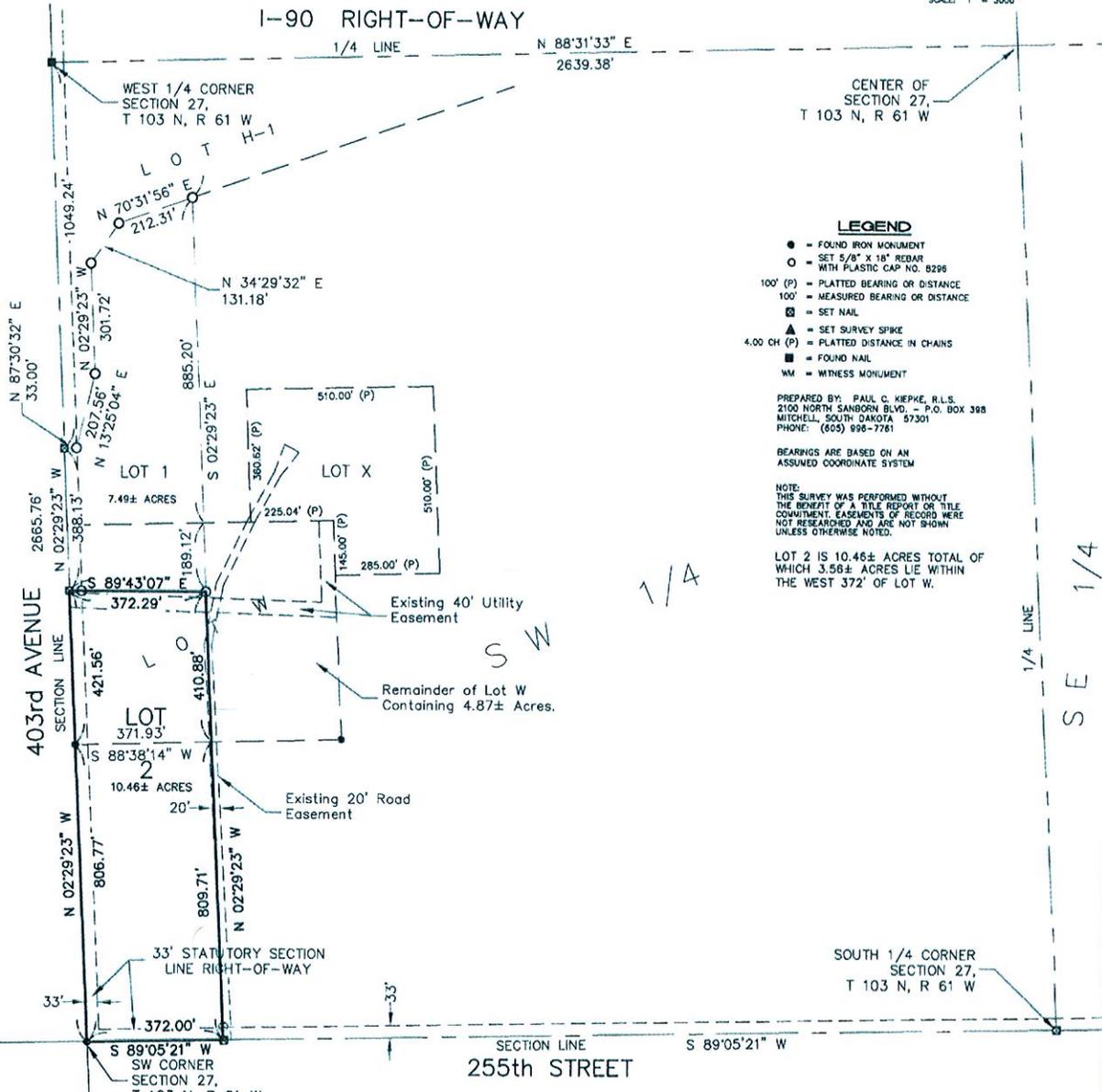
(IN FEET)
1 inch = 300 ft.



SEC. 27, T 103 N, R 61 W



LOCATION MAP
SCALE: 1" = 3000'



LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

LOT 2 IS 10.46± ACRES TOTAL OF WHICH 3.58± ACRES LIE WITHIN THE WEST 372' OF LOT W.

A PLAT OF LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to September 2, 2020, survey those parcels of land described as follows: LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this _____ day of _____, 2020.

Registered Land Surveyor #SD8296

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, A PORTION OF THE SW 1/4, ALL IN SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 255th Street and 403rd Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2020.

Arden W. Lemke

Jeannette N. Lemke

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Arden W. Lemke and Jeannette N. Lemke, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 2 OF LEMKE ADDITION, A SUBDIVISION OF THE WEST 372' OF THE SW 1/4, EXCEPT LOT H-1; AND THE WEST 372' OF LOT W, ALL IN THE SW 1/4 OF SECTION 27, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2020.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County



& Associates

Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Tom Freidel

Application Date: 9-11-20

Application Deadline: 9-21-20

Applicant Mailing Address: 41632 270th St, Ethan, SD 57334

Applicant Email: _____

Contact Phone: 770-5212

Owner Name: Same

Owner Address: _____

Owner Contact Phone: _____

Parcel Number of Parent Parcel: 10000-10160-161-10, 10000-10160-161-30, 10000-10160-161-20

Legal Description of parcel: NE 1/4 of the NE 1/4 and the NW 1/4 of NE 1/4 and the S 1/2 of the NE 1/4, all in Section 16, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Zoning District: AG

Reason for Conditional Use Request: To allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B.

Section of Code Allowing Conditional Use: Section 3:04 (14), 1106 (A), and 1206 (A)

Fee Collected for Condition Use (\$100): 9-11-20

Check #: 3352

Receipt #: 7541

Planning Commission Hearing Date: 10-6-20

Board of Adjustment Hearing Date: 10-13-20

FOR ANIMAL FEEDING OPERATIONS ONLY:

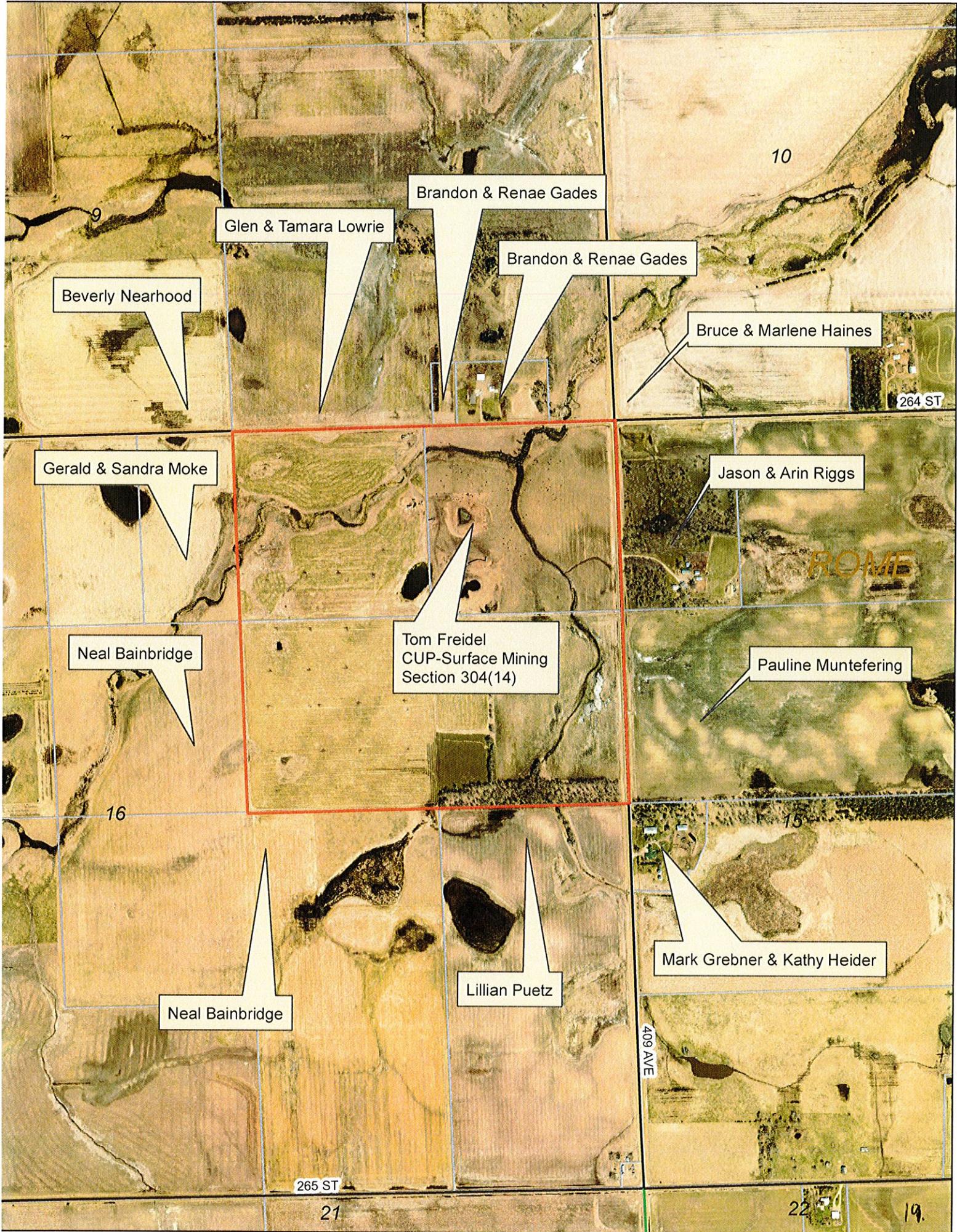
Current Animal Units in Operation: N/A

Proposed Expansion of Operation: N/A

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures
- Application Fee

Signatures of Applicant: _____ **Date:** _____



10

Brandon & Renae Gades

Glen & Tamara Lowrie

Brandon & Renae Gades

Bruce & Marlene Haines

264 ST

Jason & Arin Riggs

ROME

Pauline Muntefering

Tom Freidel
CUP-Surface Mining
Section 304(14)

15

Mark Grebner & Kathy Heider

409 AVE

265 ST

21

22

19

9

Beverly Nearhood

Gerald & Sandra Moke

Neal Bainbridge

16

Neal Bainbridge

Lillian Puetz

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Meier, Mark & Barbara
Applicant Address: 24882 397th Ave, Mt. Vernon, SD 57363
Applicant Email: _____

Application date: 9-21-20
Application deadline: 9-21-20
Contact Phone: _____

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of parent parcel: 04000-10462-213-00 & 04213-10462-001-00
Legal Description of proposed parcel: Plat of Lot 1 of BAM Addition in the SW 1/4 of Section 21, T 104 N, R 62 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance in minimum front yard setback of +/- 25' for an existing residence resulting in a setback of +/- 50' from the right of way, where the minimum is 75' and minimum lot size +/- 19.62 acres for an existing farmstead resulting in +/-5.38 acres where the minimum is 25 acres, all in the Agricultural District.

This request is pursuant to Section 307(1) and Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicants current farmstead was described by measurements, so they platted it with the existing house being non-conforming. They increased the existing farmstead +/- .19 acres to avoid other variances for the existing sheds while they did some estate planning of the surrounding land and property lines.

Section of Code Allowing Variance: 307(1), 308, 1106 B, and 1206 B

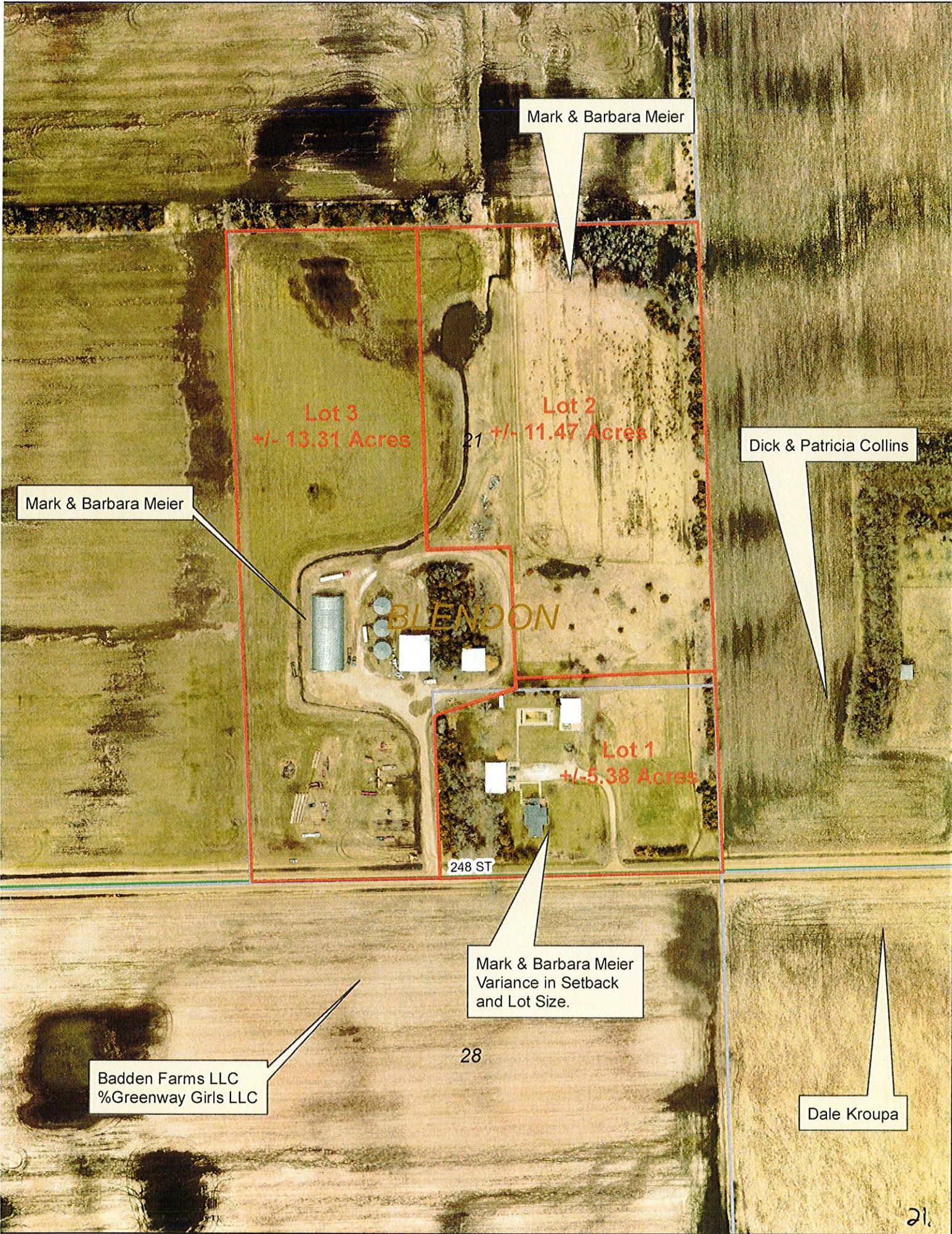
Fee Collected for Variance (\$100): _____
Check #: _____
Receipt #: _____

Planning Commission Hearing Date: 10-6-20
Board of Adjustment Hearing Date: 10-13-20

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural, Residential
- Application Fee

Signatures of Applicant: _____ **Date:** _____



Mark & Barbara Meier

Lot 3
+/- 13.31 Acres

Lot 2
+/- 11.47 Acres

Dick & Patricia Collins

Mark & Barbara Meier

BLENDON

Lot 1
+/- 5.38 Acres

248 ST

Mark & Barbara Meier
Variance in Setback
and Lot Size.

Badden Farms LLC
%Greenway Girls LLC

28

Dale Kroupa

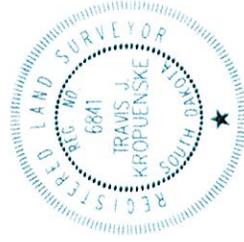
21

PROJ. NO. 20170
 DATE 09/23/2020
 DRAWN BY: BMK
 CHECKED BY: LJK
 SHEET NO. 1 OF 2

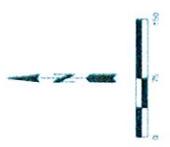
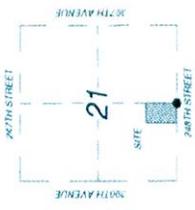
LOTS 1, 2 & 3 OF BAM ADDITION
 IN THE SOUTHWEST QUARTER (SW 1/4)
 OF SECTION 21, TOWNSHIP 104 NORTH, RANGE 62 WEST
 OF THE 5TH P.M. DIVISION COUNTY, SOUTH DAKOTA.

350 N. LAWLER STREET
 SUITE 400
 MITCHELL, SD 57301
 PHONE: 605.292.0231
 WEB: infrastructure.com

PREPARED BY
infrastructure
 design group, inc.



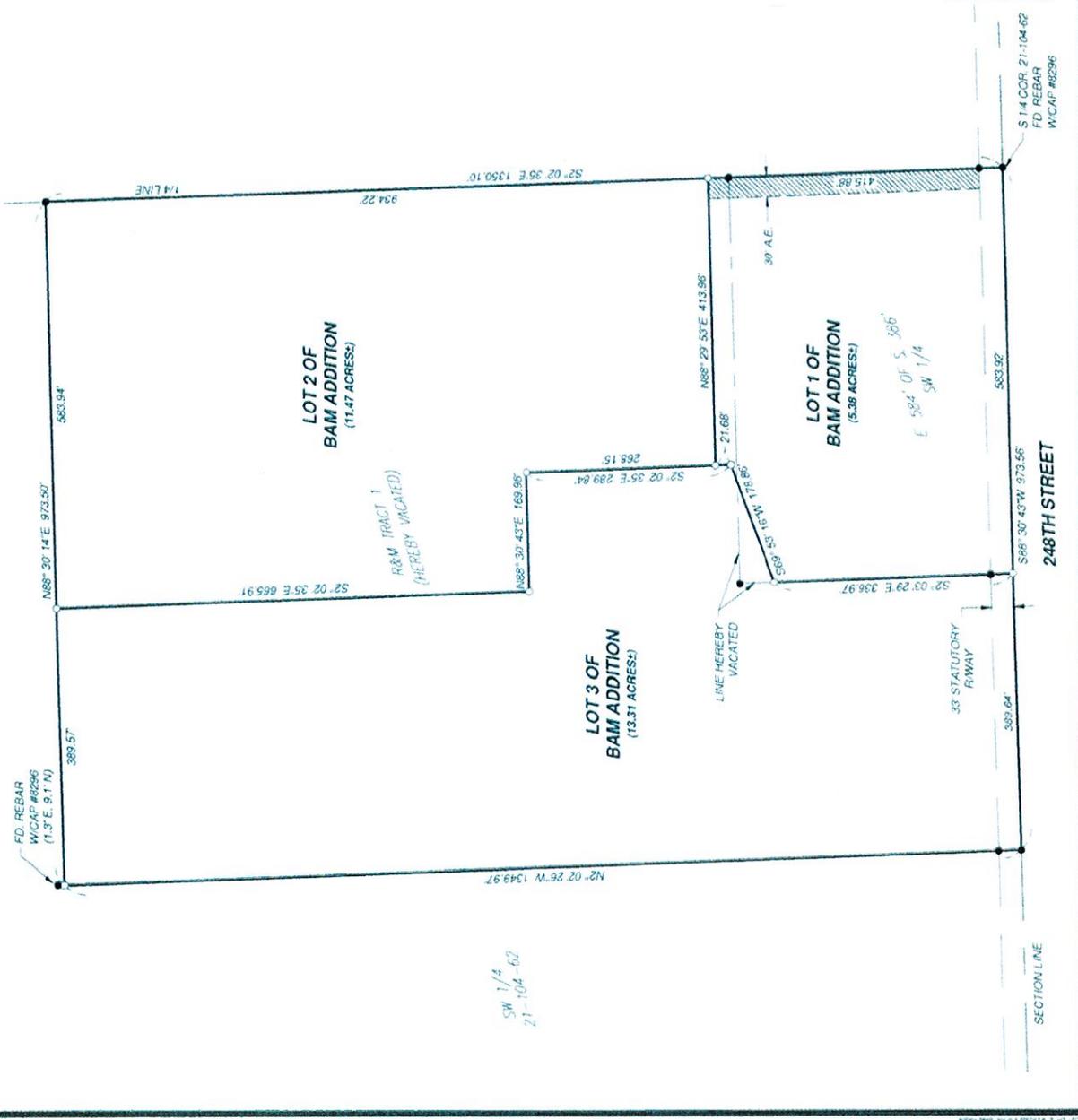
SURVEYOR'S NOTES:
 1. BASIS OF BEARING IS SD STATE PLANE SOUTH.
 2. ALL DISTANCES ARE GROUND DISTANCES.
 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



LEGEND

- PROPOSED PROPERTY LINE
- SECTION LINE
- EXISTING RWAY LINE
- A.E. ACCESS EASEMENT
- FOUND SURVEY MONUMENT
- SET NO. 5 REBAR W/ CAP RLS NO. 6841 UNLESS NOTED

AREA CALCULATIONS:
 LOT 1 = 5.38 ACRES± (INCL. 0.44 ACRES± RWAY EASEMENT)
 LOT 2 = 11.47 ACRES±
 LOT 3 = 13.31 ACRES± (INCL. 0.29 ACRES± RWAY EASEMENT)





E 8TH AVE

ROSELANDER ST

BRIDLE DR

MITCHELL

Roland & Noreen Young

Tract P
+/- 39.34 Acres

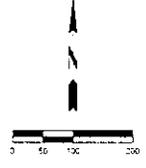
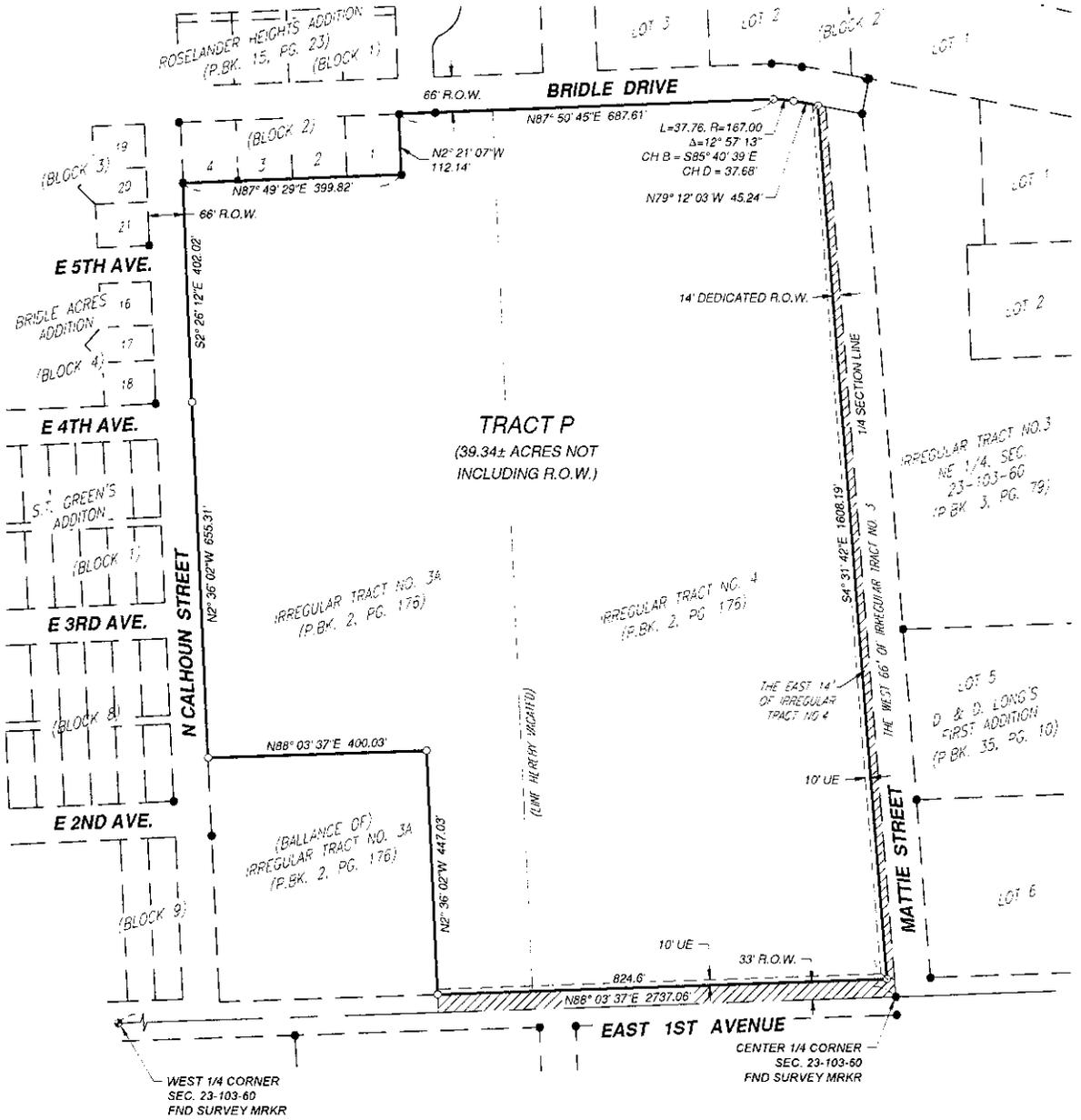
E 2ND AVE

SD HWY 38 P

MATTIE ST

TRACT P, WILD OAK GOLF CLUB ADDITION

IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- FOUND SURVEY MONUMENT
- SET NO. 5 REBAR W.CAP RLS NO. 8298

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED.

PREPARED BY:
infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

TRACT P, WILD OAK GOLF CLUB ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20090
DATE: 9/24/2020
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO.: 1 OF 3

TRACT P, WILD OAK GOLF CLUB ADDITION

IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE SEPTEMBER 24TH, 2020, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF IRREGULAR TRACTS NO. 3A AND 4 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2020.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS, PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2020.

ROLAND EUGENE YOUNG (OWNER) NOREEN ELAINE YOUNG (OWNER)

STATE OF: SOUTH DAKOTA) :SS
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2020, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, ROLAND EUGENE AND NOREEN ELAINE YOUNG, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

____ DAY OF _____, 2020.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION:

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2020.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2020; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2020.

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
ROAD AUTHORITY TITLE DATE

PREPARED BY:



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastucturedg.com

TRACT P, WILD OAK GOLF CLUB ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20090 _____
DATE: 9/24/2020 _____
DRAWN BY: RDK _____
CHECKED BY: RDK _____
SHEET NO: 2 OF 3 _____

TRACT P, WILD OAK GOLF CLUB ADDITION

IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

WHEREAS, THE COUNTY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION:

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2020.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2020.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2020, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2020.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT P OF WILD OAK GOLF CLUB ADDITION IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2020, AT ____

O'CLOCK __M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructure.dg.com

TRACT P, WILD OAK GOLF CLUB ADDITION
IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20090

DATE: 9/24/2020

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO. 3 OF 3